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Planning Commission Date: February 11, 2004

Item No.

MILPITAS PLANNING COMMISSION AGENDA REPORT

Category: Public Hearing

Report Prepared by: Troy Fujimoto

Public Hearing: Yes: X No:

Notices Mailed On: 1/16/04

Published On: 1/15/04

Posted On: 1/16/04

TITLE: TOWN CENTER REDEVELOPMENT

PERMITS:

SZ2003-12	SITE AND ARCHITECTURE - COMMERCIAL
SZ2003-13	SITE AND ARCHITECTURE - RESIDENTIAL
UP2002-42	USE PERMIT – SUPERMARKET (INCLUDING ALCOHOLIC BEVERAGE SALES)
UP2002-43	USE PERMIT – RESIDENTIAL DENSITY BELOW 21 DU/ACRE
UP2003-57	USE PERMIT – FREESTANDING SIGN #1
UP2003-58	USE PERMIT – FREESTANDING SIGN #2
UP2004-1	USE PERMIT – FREESTANDING SIGN #3
UP2004-3	USE PERMIT – 32-SEAT STARBUCKS RESTAURANT
EA2002-12	MITIGATED NEGATIVE DECLARATION

Proposal: A request to demolish and redevelop a part of the Town Center, adding 65 townhouses, a new supermarket, new commercial areas, freestanding signs, and new sign program.

Location: Near the intersection of East Calaveras (north) and North Milpitas (east).

APN: 028-12-004, 006, 013, 014, 016, & 019

RECOMMENDATION: Continue to the February 25th Planning Commission Meeting.

Applicant: Shapell Industries of Northern California, 100 N. Milpitas Boulevard, Milpitas, CA 95035

Property Owner: Shapell Industries of Northern California, 100 N. Milpitas Boulevard, Milpitas, CA 95035.

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Town Center Redevelopment

Previous Action(s): S-Zone Amendments, Use Permits, EIA's, General Plan Amendment, and Rezoning

Environmental Info: Mitigated Negative Declaration

General Plan Designation: Town Center

Present Zoning: Town Center (TC-S), with an S-Zone overlay

Existing Land Use: Shopping Center

Agenda Sent To: Applicant and Owners as noted above

Attachments: Plans

PJ#3153

This item is being continued to allow Shapell additional time to submit necessary information for the Public Hearing.